

## the building

Crown House is arranged over 9 floors with onsite parking for 75 cars at ground floor level.

We provide tailor made business space to suit your companies exact requirements, on flexible terms, at reasonable rates.

Occupation can take place on signature of a simple license agreement without the hassle of legal fees and credit checks, or if required, a traditional long term lease may be entered into.

The property is manned 24 hours per day allowing safe access to you and your clients 365 days a year.

Crown House accommodates a multitude of different businesses that together contribute to a vibrant and thriving business community.

For the benefit of technology and media companies, the property has the advantage of a fibre optic link.

## amenities

- \* Newly refurbished office space
- \* 200 – 60,000 sq. ft. available
- \* 24 hour access
- \* CCTV throughout
- \* 24 hour receptionist
- \* On-site management
- \* Multi-faith prayer room
- \* Fibre-optic link
- \* Double glazing throughout
- \* 75 on site car parking spaces
- \* On site cafeteria & catering facility
- \* Kitchen & W.C. facility on each floor

## park royal, london

Several high quality new developments in the area are significantly raising the profile of Park Royal. Of particular note is First Central, a scheme which aims to create a state of the art office park of 10 individual buildings comprising 1.25 million square feet of office space, plus a hotel and nature reserve.

Park Royal offers an established network for business, ranging from small startups through to multinationals – businesses that have chosen the area as a favoured global location, with the benefit of having both Central London and Heathrow International Airport less than 30 minutes away.



offices to let

24 hour access

**crownhouse**  
businesscentre

tailored and structured space to suit  
your business requirements

A property owned and managed  
by Cygnet Properties





A PROPERTY OWNED AND MANAGED BY CYGNET PROPERTIES  
 CROWN HOUSE, NORTH CIRCULAR ROAD, LONDON NW10 7PN  
[WWW.CYGNETPROPERTIES.CO.UK](http://WWW.CYGNETPROPERTIES.CO.UK)



**LOCATION**

Crown House is situated on the North Circular Road at its junction with Abbeydale Road, and is within close proximity of the following stations:

Hanger Lane – Central Line (8 minutes walk)

Stonebridge Park – National Rail and Bakerloo Line (8 minutes walk)

Park Royal – Piccadilly Line (18 minutes walk)

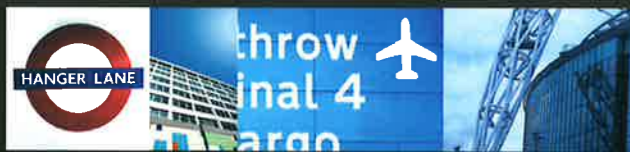
Road links are excellent with the nearby Hanger Lane gyratory system providing direct access to the M40 and M25. There is easy access to the A1 and M1. Central London and Heathrow Airport are within a 30 minute drive.

**TERMS**

Upon application.

**VIEWING**

Through Main Developments Ltd  
[officespace@cynetproperties.co.uk](mailto:officespace@cynetproperties.co.uk)  
 0208 961 3211



NORTH CIRCULAR ROAD (Slip road A406) — 200- 60,000 sq foot (APPROX) — OFFICES TO LET

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**MISREPRESENTATION ACT 1967:** MAIN DEVELOPMENTS LTD GIVE NOTICE THAT:  
 1. THESE PARTICULARS DO NOT FORM ANY PART OF AN OFFER OR CONTRACT.  
 2. THESE PARTICULARS ARE NOT TO BE RELIED UPON AS STATEMENTS OF FACT  
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NORTH CIRCULAR RD  
 PARK ROYAL LONDON NW10 7PN

200- 60,000 SQ FOOT (APPROX)  
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